

SKETCH FOR MINOR VARIANCE
PART OF PARK LOT 11, REGISTERED PLAN 500
NORTH OF SADDLER STREET
 GEOGRAPHIC TOWN OF DURHAM
MUNICIPALITY OF GREY
COUNTY OF GREY

SCALE 1 : 300

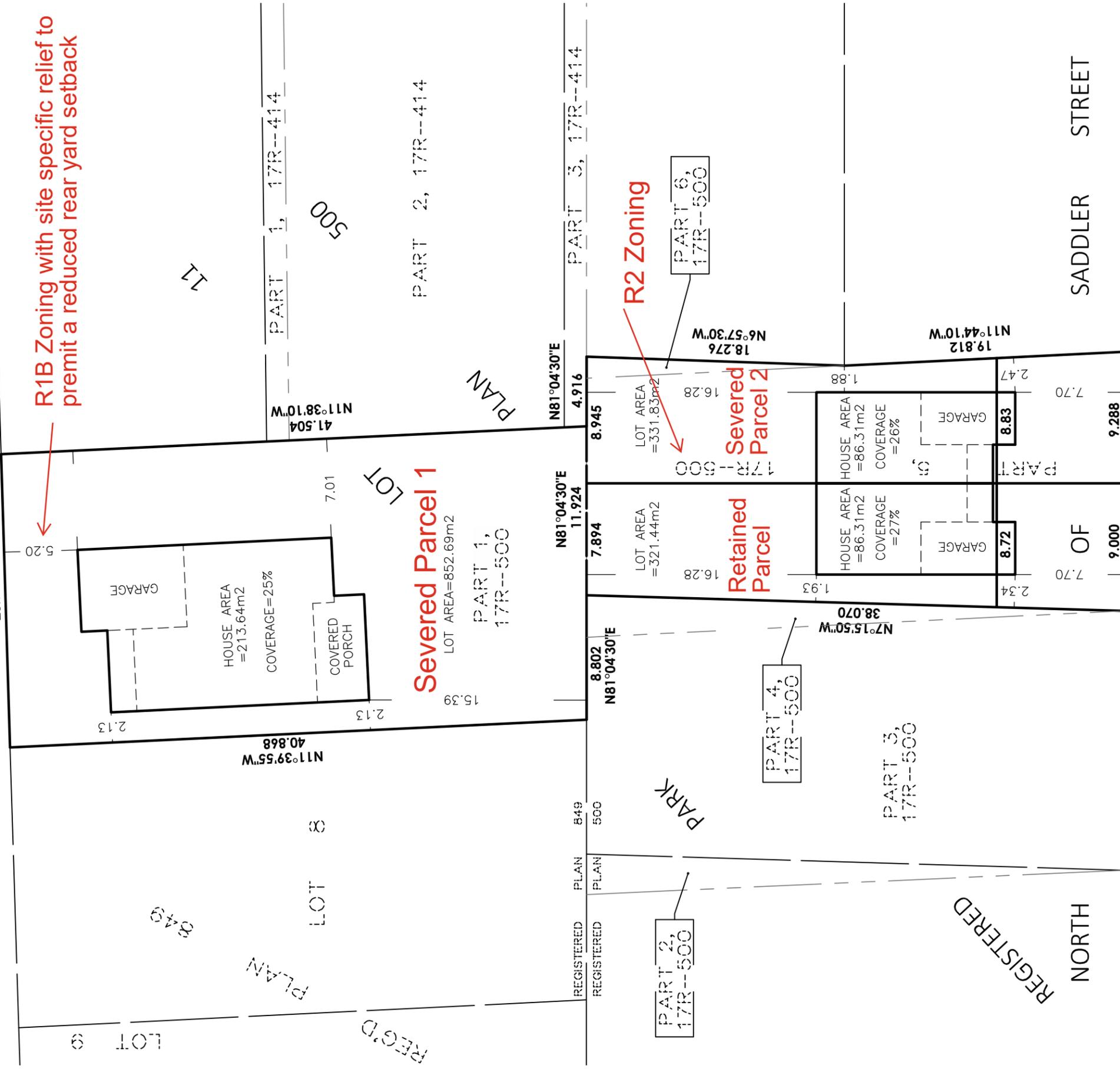
CEDAR CRESCENT

(ESTABLISHED BY REGISTERED PLAN 849)

ZONING: R1B – SINGLE DETACHED
 FRONT YARD – 7.60 MIN.
 SIDE YARD – 1.20 MIN. (1 STOREY)
 SIDE YARD – 1.80 MIN. (2 STOREY)
 REAR YARD – 7.60 MIN.
 COVERAGE – 40% MAX.

ZONING: R2 – SEMI-DETACHED
 FRONT YARD – 7.60 MIN.
 SIDE YARD – 1.20 MIN. (1 STOREY)
 SIDE YARD – 1.80 MIN. (2 STOREY)
 REAR YARD – 7.60 MIN.
 COVERAGE – 40% MAX.
 LOT AREA – 275m² MIN. PER UNIT
 LOT FRONTAGE – 9.00 MIN. PER UNIT

N79°19'00"E
20.726



18.288
N81°04'20"E

SADDLER STREET
 (ESTABLISHED BY REGISTERED PLAN 500)



Van Harten
 SURVEYING INC.

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FOR: **CANDUE HOMES**

PROJECT NO. 34577-25

DATE: DECEMBER 12, 2025

AMENDED: FEBRUARY 2, 2025

AMENDED:

Feb. 02.2026-4:28pm
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